108.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,700 / 757,700
					USE VALUE:	757,700 / 757,700
					ASSESSED:	757,700 / 757,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGHES RICHARD A & ARLENE M	
Owner 2:		
Owner 3:		
Street 1:	10 LAWRENCE LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1452 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10325.000	246,900		510,800	757,700
Total Card	0.237	246,900		510,800	757,700
Total Parcel	0.237	246,900		510,800	757,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.83 | /Parcel: 521.83

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 68964

GIS Ref

GIS Ref

Insp Date 08/31/18

!8475!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	246,900	0	10,325.	510,800	757,700		Year end	12/23/2021
2021	101	FV	237,800	0	10,325.	510,800	748,600		Year End Roll	12/10/2020
2020	101	FV	237,800	0	10,325.	510,800	748,600	748,600	Year End Roll	12/18/2019
2019	101	FV	192,100	0	10,325.	518,100	710,200	710,200	Year End Roll	1/3/2019
2018	101	FV	186,200	0	10,325.	386,800	573,000	573,000	Year End Roll	12/20/2017
2017	101	FV	186,200	0	10,325.	350,300	536,500	536,500	Year End Roll	1/3/2017
2016	101	FV	186,200	0	10,325.	335,700	521,900	521,900	Year End	1/4/2016
2015	101	FV	185,300	0	10,325.	284,600	469,900	469,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:23:58

LAST REV

Date	Time
09/13/18	12:25:05
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8475

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13246-170		7/1/1977		40,500	No	No		Y

USER DEFINED

Prior Id # 1:	SINK
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2016	30	Solar Pa	750		1/8/2016			solar panel instal
10/13/2010	2126	Manual	9,574					INSTALL HEADER
9/23/2010	2042	New Wind	7,774					REPL 3 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Info By Phon	PT	Paul T
8/31/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	189	PATRIOT
10/26/1999	Meas/Inspect	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10325		Sq. Ft.	Site		0	70.	0.71	5									510,825						510,800	

Total AC/HA:	0.23703	Total SF/SM:	10325	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	510,825	Spl Credit		Total:	510,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	75510
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303342
Depreciation:	56422
Depreciated Total:	246921

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

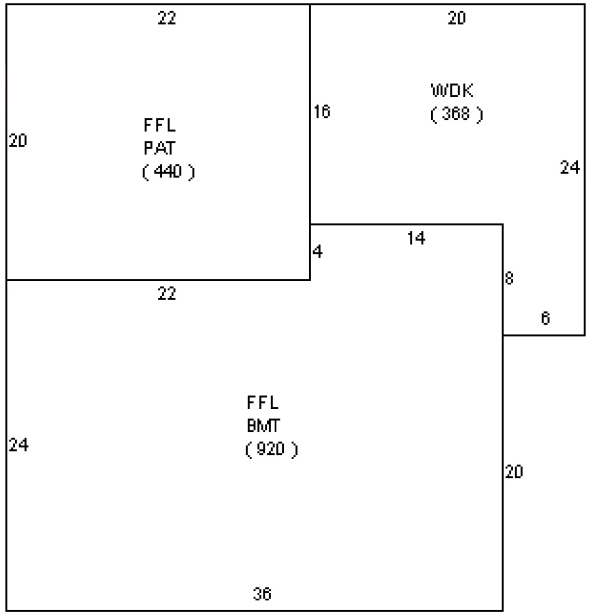
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	79.95
Final Total:	246900	Val/Su SzAd	181.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,360	134.990	183,582
BMT	Basement	920	43.130	39,678
PAT	Patio	440	3.100	1,365
WDK	Deck	368	8.720	3,208

Net Sketched Area:	3,088			Total:	227,833
Size Ad	1360	Gross Area	3088	FinArea	1452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: